

VI.1

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: February 1, 2005

SUBJECT: ORDINANCES: APPROVE THE GRASS LAWN NEIGHBORHOOD PLAN AND ADOPT THE RELATED POLICIES AND REGULATIONS

I. RECOMMENDED ACTION

Adopt an ordinance amending the Redmond Comprehensive Plan to adopt the Grass Lawn Neighborhood Plan and related policies.

Adopt an ordinance amending the Redmond Municipal Code and Redmond Community Development Guide to adopt regulations to implement the Grass Lawn Neighborhood Plan.

II. DEPARTMENT CONTACT PERSONS

Roberta Lewandowski, Director of Planning and Community Development, 425-556-2447
Rob Odle, Policy Planning Manager, 425-556-2417
Terry Shirk, Senior Planner, 425-556-2480

III. DESCRIPTION/BACKGROUND

Citizen Planning Process

In February 2003, the City hosted a Neighborhood Planning Workshop and City Services Fair for the Grass Lawn neighborhood. Following the workshop, the City Council appointed a Citizen Advisory Committee (CAC) to work with staff to develop a neighborhood plan. The nine-member CAC worked with staff for nearly nine months to develop their vision of the Grass Lawn neighborhood and prepare draft policies that would be needed to implement that vision.

All CAC meetings were open to the public and residents were invited to speak to the CAC at the beginning of each meeting. CAC members were also encouraged to speak to their neighbors during the process to solicit additional input on issues being considered by the CAC. At the end of the planning process, a summary of the plan was mailed to all residents in the Grass Lawn neighborhood and additional comments on the plan were invited. An open house was held in February 2004 to seek additional input.

In March 2004, the Planning Commission began its review of the proposed Grass Lawn Neighborhood Plan. A public hearing on the proposed policies was held in May 2004, and a second public hearing to consider the regulatory changes needed to implement the plan was held in October 2004. The Planning Commission forwarded its recommendation to

the City Council for adoption of the Grass Lawn Neighborhood Plan and related regulatory amendments on November 17, 2004.

City Council Review

The City Council held two study sessions to consider the Planning Commission's recommendation. Minor changes were made to the recommendation including:

- Clarification that the formation of a neighborhood association must be citizen led, with City cooperation.
- Clarification of the requirements for multi-plex housing and for design standards for new residential development.
- Designation of the local resource site at NE 80th Street and Redmond Way as a greenbelt and emphasis on working with the Park Board to develop a park site on undeveloped right-of-way on 141st Avenue NE and NE 77th Street.
- Amendments to the list of priority infrastructure improvements for the neighborhood, eliminating the concept of closing NE 80th Street.

Following the study sessions, the City Council authorized the preparation of ordinances necessary for the adoption of the Grass Lawn Neighborhood Plan, including amendments to the Redmond Comprehensive Plan and the Redmond Community Development Guide.

Effect of Plan Adoption

As this is the first plan to be prepared for the Grass Lawn neighborhood, nearly all of the text and policies contained in the proposed Neighborhood Plan are new. The Grass Lawn Neighborhood Plan will become part of the Neighborhoods Element of the Comprehensive Plan and will help guide new development as it occurs in the neighborhood. Key components of the neighborhood vision and associated policies include:

- A variety of housing sizes and styles that is compatible with the surrounding neighborhood character.
- Exploring opportunities for small-scale, neighborhood-oriented commercial zones with limited operating hours to serve the daily or weekly needs of the neighborhood.
- More and improved non-motorized connections throughout the neighborhood to promote pedestrian and bicycle activity.
- A system of parks, trails, and pathways enhances connections throughout the neighborhood and to other destinations in the city.
- Improvement of Grass Lawn Park to create a community gathering place that includes a small concession stand, performing arts facilities, and other amenities to serve the neighborhood.
- Formation of a neighborhood association that will provide ongoing communication between the City and the Grass Lawn Neighborhood.

In addition to amending the Neighborhoods Element of the Comprehensive Plan, a number of changes are needed to the City's Community Development Guide in order to implement the policies relating to housing design and affordability. Many of these changes serve only to expand existing legislation (i.e., cottage housing and housing affordability), so that it is applicable to the Grass Lawn neighborhood. The changes recommended with respect to design standards are the same as those adopted for the Willows/Rose Hill Neighborhood, with changes made as appropriate to fit the Grass Lawn neighborhood vision.

Additional regulatory changes to allow small-scale Neighborhood Commercial and concession stands in Grass Lawn Park will follow in 2005 or 2006 as part of updates to the Comprehensive Plan.

IV. IMPACT

- A. Service Delivery:** Adoption of the Grass Lawn Neighborhood Plan will allow the City to better serve the residents of the Grass Lawn neighborhood. The Plan identifies a number of specific steps to ensure that the goals identified by neighborhood residents are achieved. The Plan calls for the formation of a neighborhood association that will meet at least annually to evaluate implementation of the neighborhood plan, identify any needed changes, and discuss projects or opportunities of concern within the neighborhood. Although unique to Grass Lawn, the recommended goals and policies in the Neighborhood Plan are consistent with the City's overall vision for growth and development. The Plan promotes a broad variety of housing styles to fit the changing needs of the community and to promote diversity of household sizes and income levels. It encourages better and more opportunities for non-motorized connections within the neighborhood and promotes pedestrian activity. The Plan also provides guidelines to the City for infrastructure improvements that are of priority to the neighborhood.
- B. Fiscal:** There is no immediate fiscal impact associated with adoption of the Grass Lawn Neighborhood Plan. However, the Grass Lawn Neighborhood Plan includes a list of infrastructure improvements that are of priority within the neighborhood. Implementation of these improvements will require the expenditure of CIP dollars, which can be added to the Capital Investment Program.

V. ALTERNATIVES

- A. Adopt ordinances approving the Grass Lawn Neighborhood Plan and related amendments to the Redmond Comprehensive Plan, Redmond Municipal Code, and Redmond Community Development Guide.** Adoption of the Grass Lawn Neighborhood Plan as recommended by the Planning Commission and the Grass Lawn Citizen Advisory Committee will enable the City to better serve the residents of the Grass Lawn neighborhood. The Plan will also help the City achieve many of its overall goals within the Comprehensive Plan for housing choices and affordability, connectivity, and communication with the citizens of Redmond.
- B. Direct the Planning Commission and Grass Lawn Citizen Advisory Committee to make additional changes or modifications to the Grass Lawn Neighborhood Plan.** The proposed Grass Lawn Neighborhood Plan and related amendments to the Redmond Comprehensive Plan, Redmond Municipal Code, and Redmond Community Development Guide were prepared with broad public participation and intensive evaluation by the Planning Commission. If significant changes are directed by the City Council, implementation of the Plan will be delayed and opportunities to meet the neighborhood's objectives may be missed.
- C. Deny the request to adopt the Grass Lawn Neighborhood Plan.** If the Grass Lawn Neighborhood Plan is not adopted, development will continue in the neighborhood without guidance or input from the citizens who live there and who have volunteered their time to develop the plan. The vision and policies to help guide development within the neighborhood will not be implemented, and opportunities to maintain ongoing communication through the neighborhood association will not be established. Various types of housing including cottages and multi-plex housing could still be built, but with more rigorous requirements and timelines than what would be allowed under the plan. Lastly, requirements to provide a percentage of affordable housing within the neighborhood will not be enabled.

VI. TIME CONSTRAINTS

There are no specific time constraints for implementing the Grass Lawn Neighborhood Plan. However, there are a number of citizens who have been in contact with staff who are eager to participate in the formation of the neighborhood association. Additionally, although there is limited development potential in the Grass Lawn neighborhood, the longer the plan is delayed, the longer it will take to implement the Plan, and new development may occur that is not consistent with the Plan goals and policies.

VII. LIST OF EXHIBITS

Attachment A: Ordinance approving the Grass Lawn Neighborhood Plan and related policy amendments to the Redmond Comprehensive Plan.

Exhibit 1: Grass Lawn Neighborhood Policies

Attachment B: Ordinance adopting amendments to the Redmond Municipal Code and the Redmond Community Development Guide with regulations associated with the Grass Lawn Neighborhood Plan.

Exhibit 1: Grass Lawn Neighborhood Regulations

/s/

Roberta Lewandowski, Planning Director

1/20/05

Date

Approved for Council Agenda: /s/

Rosemarie M. Ives, Mayor

1/23/05

Date

ATTACHMENT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN TO ADOPT THE GRASS LAWN NEIGHBORHOOD PLAN (L040126 AND L040127); REPEALING OUTDATED POLICIES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act authorizes the preparation and adoption of neighborhood plans; and

WHEREAS, the City of Redmond has prepared the Grass Lawn Neighborhood Plan, and on December 6, 2004 issued a Determination of Non-Significance for the policy amendments; and

WHEREAS, the Council-appointed Grass Lawn Neighborhood Citizen Advisory Committee conducted three to four public meetings per month for six months, to receive public comments and develop a recommended neighborhood plan; and

WHEREAS, the Planning Commission has conducted two public hearings and a number of public meetings to receive public comments on the Grass Lawn Neighborhood Plan proposed by the Grass Lawn Neighborhood Citizen Advisory Committee; and

WHEREAS, the Planning Commission refined the Plan as proposed by the Citizen Advisory Committee, and on November 17, 2004 recommended approval of the Grass Lawn Neighborhood Plan to the Redmond City Council; and

WHEREAS, the City Council has conducted public meetings to review the Plan and receive public comment; and

WHEREAS, the City of Redmond desires to adopt Comprehensive Plan policies and associated amendments to the Redmond Community Development Guide that are necessary to implement the neighborhood plan, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby adopts the findings, analysis and conclusions in the Planning Commission Report dated November 17, 2004, and the Determination of Non-Significance, which is consistent with this decision.

Section 2. Adoption of the Grass Lawn Neighborhood Plan Policies. The text, maps, policies, and other provisions of the Grass Lawn Neighborhood Plan, as set forth in Exhibit 1, and incorporated herein by this reference as if set forth in full, are hereby adopted as the subarea plan for the area covered therein and as an amendment to the Redmond Comprehensive Land Use Plan.

Section 3. Repeal. The narrative and Neighborhood Vision contained in the Grass Lawn Neighborhood Policies section in the Neighborhoods Element of the Comprehensive Plan is hereby repealed and replaced with Exhibit 1.

Section 5. Severability. If any policy, section, sentence, clause, phrase, or map of this ordinance, or any policy adopted or amended hereby, should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other policy section, sentence, clause, phrase or map of this ordinance or any policy adopted or amended hereby.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: _____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. _____

**EXHIBIT 1 TO ATTACHMENT A
GRASS LAWN NEIGHBORHOOD PLAN
NEIGHBORHOODS ELEMENT – COMPREHENSIVE PLAN POLICIES**

E. Grass Lawn Neighborhood Policies

Situated on a hillside overlooking Redmond's Sammamish Valley and the Cascade Mountains to the north and east, Grass Lawn neighborhood is located on the west side of Redmond.

Neighborhood boundaries are: north, Redmond Way; south NE 60th Street; east SR 520 and West Lake Sammamish Parkway. The western boundary is 132nd Avenue NE.

Public Participation in the Neighborhood Plan Update

This neighborhood plan was based on participation by people who live and own property in the Grass Lawn Neighborhood. A 7-member Citizen Advisory Committee participated throughout the process, including reviewing background information, identifying issues to address, considering alternative responses, and recommending updated policies and regulations.

The Citizen Advisory Committee received input from residents in the area throughout the process. A neighborhood-wide workshop and City services fair was held. At the workshop, citizens identified what should be preserved in the neighborhood, what should be improved, and what should be kept in mind during the plan update. A newsletter was mailed later to the neighborhood to seek input on the Committee's preliminary plan recommendations.

Neighborhood Vision

The vision statement below is a word picture of the Grass Lawn Neighborhood in the year 2020. It is intended to describe what the neighborhood will look and feel like when the plan is implemented.

- Like its namesake park, Grass Lawn remains an attractive, green area. The neighborhood includes a mix of Single-family Urban (4-8 units per acre) and Multi-family Urban (12-30 units per acre) Residential areas. Higher density residential development has occurred near access to transit. There are a variety of types of housing that blend in well with the neighborhood.
- The forested slopes along several streams have been protected. Most of the unstable slopes overlooking the Sammamish Valley remain forested to protect the environment and maintain the woodland views valued by neighborhood residents.

- Two to three story buildings are located in the neighborhood commercial zone with ground floor small retail neighborhood commercial uses that have a neighborhood feel and are located on street corners. The buildings have offices, professional and technical services on the upper floors and are within walking or bicycling distance of many residences. The structures also serve as a community-gathering place, have high quality architecture and are situated in a way that is sensitive to the environment.
- Those who live or work in the neighborhood have a variety of travel choices, including driving, walking, bicycling, transit, and other forms of new technology transportation. Safe pedestrian crossings are provided on all busy streets. Streetscapes are attractive and functional for all travel modes, with street trees and landscaped areas that separate walkways from traffic.
- A system of parks, trails and pathways has been enhanced in the neighborhood. Most residents are located within walking or bicycling distance of a park. The trails and pathways provide connections within the neighborhood, and connect the neighborhood to downtown Redmond and to other cities in the region.
- Grass Lawn Park is an athletic venue for the community as well as a gathering place for the neighborhood. Gathering place examples include, a small stage available for theater groups, high school bands, and display of student art projects, an at-grade labyrinth, or checker boards. Concession stands and small rentals are allowed uses in the park.
- West Lake Sammamish Parkway, 140th Avenue NE, 148th Avenue NE, 132nd Avenue NE, Redmond Way, and Old Redmond Road remain the main arterials in the neighborhood.
- There are more alternative modes of transportation in addition to the auto. Mobility and access through the neighborhood has improved. Grass Lawn neighborhood is considered in regional plans to increase bus and other transit stops along neighborhood arterials. There is a neighborhood link to a major transit hub and shopping in Redmond City Center. Transportation improvements include: roadway enhancements; bus pull outs on arterials; dedicated bus lanes on arterials; overall improved transit service; transit shelters; more pedestrian walkways; and bikeways.
- Redmond and Kirkland have worked together to improve 132nd Avenue NE. Speeds along 132nd Avenue NE are safe and bicycle lanes, sidewalks and a turn lane have been added to improve safety and access. Landscaped medians and street trees have been added to manage traffic flow and improve the visual quality of the street.

Neighborhood Character

The Grass Lawn neighborhood consists of several smaller neighborhoods with similarities in character and needs as well as unique differences. The majority of the neighborhood is zoned for residential uses, with two small commercially zoned areas. The majority of the houses are built at a low-to-moderate density, with the exception of a fair amount of apartment and condominium developments in the eastern part of the neighborhood. Grass Lawn is a mature neighborhood with established character and includes Grass Lawn Park, a facility highly valued by neighborhood as a community-gathering place. Many neighborhood residents cherish the walkability of their neighborhood and friendliness of neighbors who look out for each other.



Sub-areas

Northeast Grass Lawn: There is a colorful variety of housing and architectural style in the NE Grass Lawn sub-area. Housing ranges from condominium complexes to single-family homes. Roughly half of the area's land is dedicated to condominium developments zoned for Multi-family Urban Residential and many of the developments reflect the architectural styles of the past two decades. The other half of NE Grass Lawn is zoned for Single-family Urban Residential development. Single-family homes were built over a time span of about 100 years with the majority being built in the 1980's. The single-family homes reflect varying styles such as one-bath ramblers built to take advantage of larger lots and open space, to two-story homes with protruding garages, and new luxury homes built on smaller lots.

Northwest Grass Lawn: Single-family homes are the dominant type of housing in the northwest portion of the neighborhood although the area does contain some townhomes. Most of the parcels are zoned for Single-family Urban Residential development. Home styles are typical of suburban homes from the 1960's including small ramblers on large lots, cottage-like homes with detached garages, and two-story homes fronted with a garage. The sub-area offers a suburban feel. The majority of the streets are residential collectors with sidewalks and cul-de-sacs. The surrounding streets to the north, west, south, and east support through-traffic, as does 140th Avenue NE that cuts through the area. The Grass Lawn Community Park on Old Redmond Road and 148th Avenue NE contributes to the suburban feel of the area. The small area at 132nd Avenue NE and Old Redmond Road zoned for Neighborhood Commercial uses supports neighborhood-scale retailers such as a video store and a hairdresser. The development also links to other commercial developments in Bellevue and Kirkland at the other corners of the crossroads. The building contains apartments on the second and third stories. Though this retail area gives an urban feel, it supports the suburban community and fits well into the suburban feel of the sub-area.

Southeast Grass Lawn: Single-family homes are the only type of housing in the southeast portion of Grass Lawn. Housing styles and types vary, but most have a suburban look from the 1960's and 1970's. All of the parcels are zoned for Single-family Urban Residential development. The sub-area has a suburban feel. Most of the developments have wide streets, sidewalks, and many cul-de-sacs. The surrounding roads to the north, west, and south support some through-traffic, but the main source of traffic on the interior streets is from the residents themselves.

Southwest Grass Lawn: The southwest area of Grass Lawn is composed of both single-family homes and apartment complexes. The western half of the area is mostly unincorporated and has pre-annexation zoning of residential single-family. With very large lots, most are ranch style-from the 1960's and 1970's, and some properties contain horse stables. The eastern half of the southwest sub-area of Grass Lawn is zoned for residential development at 8-12 units per acre and consists mostly of gated apartment complexes accessed along Old Redmond Road and 140th Avenue NE. The complexes consist of multi-story buildings with styles dating back to the 1970's. The very low-density area juxtaposed with the moderate density provides contrast. The low-density areas consist of ranch-style homes, some horse stables with split-rail fences, and large open spaces. The area provides an open, countryside feeling.

Neighborhood Communication Policies

The neighborhood planning process provided several opportunities to involve the public and improve communication between the City of Redmond and people who live or own property in the Grass Lawn Neighborhood. Based on input received during the planning process, the City's neighborhood enhancement team will continue to work to develop stronger connections with the neighborhood and to enhance delivery of City services through a coordinated effort. This team includes staff from various departments including planning, parks, public works, fire, and police.

Formation of a neighborhood association who's purpose is to maintain ongoing communication with the City has been strongly supported by the neighborhood. In addition to providing annual feedback to the City on implementation of the Neighborhood Plan, the neighborhood association could be a resource for the City to discuss issues that may be of interest to the neighborhood. The neighborhood association could also help create a stronger identity for the neighborhood by considering issues such as neighborhood identification signs, and increasing the involvement of other residents in neighborhood issues.

N-GL-1 Support Grass Lawn residents in the formation of a neighborhood association.

N-GL-2 Meet with the neighborhood and the neighborhood association annually beginning one year after adoption of the 2004 neighborhood plan update to evaluate implementation of the neighborhood plan, identify any needed changes, and discuss projects or opportunities of concern with the neighborhood.

Parks, Recreation and Open Space Policies

Redmond's Parks, Recreation and Open Space (PRO) Plan identifies needs for parks and recreation facilities and how those needs will be met. Grass Lawn Park is located in the center of the neighborhood and serves the area as both a community and neighborhood park. As a community park, the facility is a venue for various athletic events and organized sports. As a neighborhood park, the facility provides recreational and social opportunities for nearby residents such as: passive open space; play areas for children; trails; picnic tables; and a covered shelter. Neighborhood residents agree that Grass Lawn Park should be improved as a community gathering place and include more amenities for neighborhood residents. Provision of additional open space in other locations in the neighborhood is also a high priority.

- N-GL-3** **Work with the Parks Board to improve Grass Lawn Park as a neighborhood community-gathering place. Promote more neighborhood amenities in Grass Lawn Park, such as food concessions, tables and benches for playing games such as checkers and an outdoor performing platform.**
- N-GL-4** **Encourage better and more non-motorized connections to Grass Lawn Park, especially from the north. Work with volunteer groups to research potential connections throughout the neighborhood.**
- N-GL-5** **Explore a pedestrian crossing on 148th Avenue NE between Redmond Way and Old Redmond Road.**
- N-GL-6** **Improve the local resource site at NE 80th Street and Redmond Way with amenities appropriate for use as a greenbelt/open space.**
- N-GL-7** **Work with the Park Board to create a local resource park on undeveloped right-of-way located on 141st Avenue NE and NE 77th Street.**
- N-GL-8** **Explore opportunities to work with the residents of Stratford Village in seeking to establish a neighborhood connection from the undeveloped right-of-way located on 141st Avenue NE and NE 77th to the future local resource site on NE 80th Street and Redmond Way.**

Residential Policies

As Redmond seeks to increase its supply and diversity of housing available to various income levels and family types and sizes, a number of opportunities exist to provide for the housing needs of the community. The Grass Lawn Citizens Advisory Committee feels it is in the best interest of the neighborhood and greater community to provide more affordable home options to keep residents from having to move outside the neighborhood or Redmond. Examples include

individuals who work in Redmond but may not earn enough money to live here and those who live in Redmond but must move due to change in family size or other circumstances.

In order to address these needs, the Grass Lawn Citizens Advisory Committee supported both cottages and multi-plex units with 2-4 units per building as desirable options. Cottage housing provides a housing type that responds to changing household sizes and ages such as retirees, small families, and single-person households. Since cottages are smaller, they provide opportunities for ownership of small detached dwelling units that can blend well within a single-family neighborhood and encourage the creation of more useable open space for residents through flexibility in density and lot standards. The Committee also agreed duplex, triplexes, and fourplexes designed to look like single-family homes can help provide more affordable housing options and blend in well with the existing neighborhood character.

Cottage and Multiplex Housing Policies

- N-GL-9** **Encourage cottages in the Grass Lawn Neighborhood. Allow two cottage units for every standard single-family residence allowed in the zone in which the property is located, pursuant to Section 20C.30.52-040 of the Redmond Community Development Guide.**
- N-GL-10** **Encourage duplexes, triplexes, and fourplexes on individual lots in the Grass Lawn Neighborhood in locations designated Single-Family Urban and higher densities.**
- N-GL-11** **Design duplexes, triplexes, and fourplexes to portray the appearance of single-family houses and to be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for duplexes, triplexes, or fourplexes on a proposed site as the allowed number of detached single-family dwellings units for the zone in which the site is located, exclusive of any bonuses allowed on the site.**
- N-GL-12** **Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multi-plex housing two years after adoption of the plan, or after the construction of three cottage or multi-plex housing projects, whichever occurs first.**

Affordable Housing Policies

Citizens in the Grass Lawn Neighborhood have expressed concern about rising home costs and the likelihood that many households, such as those with one wage earner, seniors, day care workers, and technicians will not be able to afford to live in the neighborhood. Over time, the neighborhood has included a wide variety of household incomes and family sizes. Neighborhood residents desire providing options so a diversity of people can continue to live in the neighborhood and contribute positively to the community. More proactive steps are needed

to address the needs for affordable housing while ensuring that affordable homes are designed to be similar in appearance to existing and new market rate homes in the neighborhood.

Redmond's goals for affordable housing reflect the Growth Management mandate to encourage affordable housing for all economic segments of the population. As home prices continue to increase at a more rapid rate than the increase in household incomes, there are very few opportunities for households that earn the King County median income or less to buy a home in Redmond. Further, as land develops for upper income households, less land is available to meet the needs of other income groups. City goals to provide incentives, bonuses, and public funding for the creation and preservation of affordable housing will help promote the neighborhood's support of housing that is affordable to all of its residents.

N-GL-13 Require a minimum of 10% of the units in all new housing developments of 10 units or greater in the Grass Lawn neighborhood to be affordable. Minimize development costs associated with this requirement by providing incentives and bonuses.

Residential Character and Design Policies

Grass Lawn neighborhood has its own unique character, including differences in each of the residential sub-areas as noted above. Key aspects of the neighborhood and character of each sub-area can be maintained by considering the existing context defined by built and natural features, including architectural details and development patterns, when designing new residences for the neighborhood. Neighborhood residents would like to ensure that site and building design for new residential developments provide variety and visual interest that is compatible and blends with the neighborhood. The design concepts set forth in these policies will be implemented through regulations that use criteria and illustrations to demonstrate the concepts.

N-GL-14 Design single-family dwellings and significant expansions to single-family dwellings to maintain visual interest and compatibility with the neighborhood's character. Provide, in new residential developments, a variety of home designs and vary sizes, types, and site design features such as setbacks or lot sizes to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance.

- N-GL-15** **Except for homes located on arterials, design single-family dwellings and significant expansions to single-family dwellings to have living space as the dominant feature of the street elevation to encourage active, engaging, and visually appealing streetscapes with vegetation and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and options to minimize the appearance of the garage through design are limited.**

Neighborhood Commercial Policies

Nearby commercial areas in Downtown Redmond and Kirkland provide a wide array of stores and services. These uses serve the Grass Lawn neighborhood and broader community. As convenient as these services are, many who live in the neighborhood are at least two miles from these stores and services. This is too far to walk comfortably, and encourages driving for daily service needs such as meals or banking. Most people will walk a quarter to a half-mile to convenience retail and service areas. Encouraging small-scale stores and services, such as banking, coffee shops, restaurants, and video stores, to locate within appropriate areas in the neighborhood can help meet the daily or weekly service needs of neighborhood residents and reduce vehicle trips. To maintain the high visual quality of the neighborhood, stores and services must be designed to be compatible with nearby residential uses. The policies below address the location of the retail and service uses.

- N-GL-16** **Explore opportunities for additional neighborhood convenience retail and service businesses to locate within the neighborhood with the following criteria:**
- **Limit these businesses to small-scale convenience retail or service uses that primarily serve daily or weekly needs of Grass Lawn neighborhood residents, encourage access by walking or bicycling, and are compatible with existing nearby uses.**
 - **Prohibit supermarkets, retail vehicle fuel sales, hotels and motels, or convenience retail or service businesses that primarily serve the general public.**
 - **Restrict hours of operation of convenience retail and service businesses to be closed a minimum of 8 hours in any 24-hour period.**

Transportation Policies

Redmond's Comprehensive Plan includes extensive policies on transportation that apply citywide. This section includes transportation policies specific to the Grass Lawn neighborhood.

People who live in the neighborhood have expressed strong interest in improving pedestrian safety and increasing opportunities to walk to neighborhood parks, Downtown Redmond, and other nearby locations. Improving pedestrian safety by separating sidewalks or walkways from traffic is also valued.

N-GL-17 Improve pedestrian safety and encourage non-motorized connections between neighborhood housing developments by completing missing links in sidewalks and walkways. Follow when possible the Citizen Committee's priority list of missing sidewalk segments for completion.

Neighborhood residents have expressed concern about dark streets and support improving street lighting to minimize opportunities for vehicular and pedestrian conflicts and increase pedestrian safety.

N-GL-18 Improve street lighting on local streets in the Grass Lawn Neighborhood to help avoid pedestrian and vehicular conflicts and improve pedestrian safety while minimizing disturbances to nearby residential homes.

People who live or own property in the neighborhood provided input on needed transportation improvements through workshops and Citizen Committee meetings. Some of the improvements recommended through these meetings have been completed, such as installation of a new bus shelter on Old Redmond Road and 140th Avenue NE. However, additional improvements are needed to further improve pedestrian safety and promote alternative forms of transportation. In order to improve safety and more efficiently move traffic within the neighborhood, the Citizens Advisory Committee reviewed a list of several improvements and recommended seven actions as top priorities.

N-GL-19 Work with the Grass Lawn neighborhood to implement priority improvements as identified in Table 1: Grass Lawn Neighborhood Highest Priority Pedestrian Mobility and Safety Improvements.

**TABLE 1: Grass Lawn Neighborhood
Highest Priority Pedestrian Mobility and Safety Improvements**

Improve Pedestrian Safety and Mobility

The goals of the improvements below are to improve safety for pedestrians by providing sidewalks and walkways that are separated from motorized traffic when possible and to promote opportunities to walk to schools, parks, trails, transit stops, and other destinations within or near the neighborhood.

- Establish safe pedestrian crossings of Redmond Way and 148th Avenue NE, particularly in sections where there are long distances between existing and planned signalized intersections.
- Complete street lighting on Redmond Way for pedestrians.
- Complete sidewalks in the neighborhood based on citywide criteria and the following neighborhood priorities: (1) Redmond Way; (2) 139th PL NE between NE 75th and NE 78th PL; (3) NE 73rd PL between NE 70th PL (4) NE 75th Street; (5) 151st Avenue NE; and (6) 135th Avenue NE between NE 75th Street and NE 80th Street and other missing sidewalk segments throughout the neighborhood.
- Install bus shelters at neighborhood bus stops.
- Consider providing sidewalks along one or both sides of Redmond Way that are separated from traffic, for example by a planting strip, to improve safety for pedestrians and support transit use.
- Support the City of Kirkland's plan for 132nd Avenue NE to provide sidewalks along the east side of the street that are separated from traffic by a planting strip.

ATTACHMENT B

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT RESIDENTIAL REGULATIONS, MULTIPLEX REGULATIONS, RESIDENTIAL ARCHITECTURAL, AND SITE DESIGN REGULATIONS, COTTAGE HOUSING REGULATIONS, AND AFFORDABLE HOUSING REGULATIONS APPLICABLE TO THE GRASS LAWN NEIGHBORHOOD, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act authorizes the preparation and adoption of neighborhood plans; and

WHEREAS, the City of Redmond Comprehensive Plan directs the preparation and adoption of a neighborhood plan for the Grass Lawn Neighborhood; and

WHEREAS, the City of Redmond has prepared the Grass Lawn Neighborhood Plan, and on December 6, 2004 issued a Determination of Non-Significance for the policy amendments; and

WHEREAS, the Council-appointed Grass Lawn Neighborhood Citizen Advisory Committee conducted three to four public meetings per month for six months, to receive public comments and develop a recommended neighborhood plan; and

WHEREAS, the Planning Commission has conducted two public hearings and a number of public meetings to receive public comments on the Grass Lawn Neighborhood Plan proposed by the Grass Lawn Neighborhood Citizen Advisory Committee; and

WHEREAS, the Planning Commission refined the Plan as proposed by the Citizen Advisory Committee, and on November 17, 2004 recommended approval of the Grass Lawn Neighborhood Plan to the Redmond City Council; and

WHEREAS, the City Council has conducted public meetings to review the Plan and receive public comment; and

WHEREAS, the City of Redmond has adopted findings supporting adoption of the neighborhood plan and those findings also apply to the development regulations; and

WHEREAS, the City of Redmond desires to adopt development regulations to implement the neighborhood plan, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Amend Cottage Housing Requirements. Section 20C.30.52 *Cottage Housing Developments* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. New Grass Lawn Neighborhood Regulations. Section 20C.70.25-010 *Purpose* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. New Grass Lawn Neighborhood Regulations. Section 20C.70.25-020 *Residential Development: General Provisions* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as

shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. New Grass Lawn Neighborhood Regulations. Section 20C.70.25-030 *Multiplex Housing* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. New Grass Lawn Neighborhood Regulations. Section 20C.70.25-040 *Residential Architectural and Site Design: General Provisions* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 6. New Grass Lawn Neighborhood Regulations. Section 20C.70.25-050 *Residential Architectural and Site Design Standards* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 7. Amend Affordable Housing Requirements. Section 20D.30.10, *Affordable Housing* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. Repeal. Section 20D.30.10-020 *General* of the affordable housing regulations of the Redmond Municipal Code and Redmond Community Development Guide are hereby repealed and replaced with Exhibit 1.

Section 9. Duties of the City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance, together with the Exhibit 1, with King County.

Section 10. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By:_____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. _____

EXHIBIT 1 TO ATTACHMENT B
REVISED PROPOSED AMENDMENTS TO THE REDMOND COMMUNITY
DEVELOPMENT GUIDE

January 11, 2005

20C.30.52 Cottage Housing Developments.

20C.30.52-010 Purpose.

The purpose of this section is to:

- (1) Provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single person households);
- (2) Provide opportunities for ownership of small, detached dwelling units within a single-family neighborhood;
- (3) Encourage creation of more usable open space for residents of the development through flexibility in density and lot standards;
- (4) Support the growth management goal of more efficient use of urban residential land; and
- (5) Provide guidelines to ensure compatibility with surrounding land uses. (Ord. 2126)

20C.30.52-020 Applicability.

Cottage housing developments are allowed in all areas of the City designated Low-Moderate Density Residential; in the Willows/Rose Hill Neighborhood and Grass Lawn Neighborhood, and other areas when permitted through a neighborhood plan. See RCDG 20C.30.52-060 Supplemental Neighborhood Requirements for cottage development standards specific to the Willows/Rose Hill neighborhoods. (Ord. 2126)

20C.30.52-030 Cottage Housing Development Size.

Cottage housing developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cottage housing development. (Ord. 2126)

20C.30.52-040 Special Site Requirements for Cottage Housing Developments.

- (1) Density, Lot Coverage, Height, Setback and Parking Requirements.
 - (a) Intent. The site requirements chart establishes the basic dimensional requirements for cottages. Development standards are intended to define design parameters of cottages to achieve compatibility with adjacent single-family residential uses. For site requirements not specified below that may apply, see RCDG 20C.30.25-140, Site Requirements Chart and Flexibility, for the R-6 zoning category.

(b) Requirements – Cottage Housing Developments Site Requirements Chart.

	Site Requirement
Cottages Allowed in Place of Each Standard Single-Family Home Allowed by the Density of the Zone ¹	2
Minimum Lot Frontage (in feet) ²	20'
Setbacks for All Structures from Adjacent Property Lines Along the Perimeter of the Site (except front or any public street setback) ^{3,4}	10'
Front or any Public Street Setback ⁵	15'
Minimum Distance Between Structures (including accessory structures) ⁴	10'
Maximum Lot Coverage for Structures	40 percent
Maximum Impervious Surface Area	60 percent
Minimum Open Space	See RCDG 20C.30.52-040(3), Required Minimum Open Space
Maximum Height for Cottages and Accessory Structures	18'
Maximum Height for Cottages with Minimum Roof Slope of 6:12 ⁶	25'
Parking Spaces per Cottage ⁷	1.5

¹ For the purpose of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above, round up; below 0.5, round down). In no case shall the number of cottages allowed in place of each standard sized house exceed two.

² For private streets and access corridors serving less than three lots and accessing directly onto a public street, lot frontage may be reduced to 14 feet.

³ When vehicular access to a cottage housing development is from an alley or access corridor, a four-foot minimum rear setback is allowed.

⁴ Except standard architectural projections up to a maximum of 18 inches in depth and six feet in width, and eaves up to 1.5 feet.

⁵ Front orientation shall be determined by the lot on which the cottage housing development is located as it addresses a public street or access corridor.

⁶ All parts of the roof above 18 feet shall be pitched. The maximum height of any portion of the roof, except chimneys or cupolas, shall not exceed 25 feet anywhere on the site.

⁷ The Technical Committee may reduce parking requirements based on the applicant's demonstration of site specific factors that justify a lower standard, such as opportunities for transit service or anticipated number of residents.

(2) Cottage Floor Area.

(a) Intent.

(i) Scale of development. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.

(ii) Variety. To provide variety in cottage housing developments through a mixture of building sizes and building footprints.

(b) Requirements.

(i) The total floor area of each cottage shall not exceed either 1.5 times the area of the main floor or 1,000 square feet, whichever is less. Attached garages shall be included in the calculation of total floor area.

- (ii) Cottage areas that do not count toward the total floor area calculation are:
 - (A) Unheated storage space located under the main floor of the cottage.
 - (B) Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18 inches in depth or six feet in width.
 - (C) Attached roofed porches.
 - (D) Detached garages or carports.
 - (E) Spaces with a ceiling height of six feet or less measured to the exterior walls, such as in a second floor area under the slope of the roof.
 - (F) The Code Administrator may approve other exemptions similar in nature provided the intent of this section is met.
- (iii) The maximum main floor area for cottages is 800 square feet. For the purposes of this calculation, the area of interior stairway may be allocated between floors served.
- (iv) A minimum of 40 percent of the cottages and not more than 50 percent shall have main floors of 700 square feet or less. For example: in a five-cottage development, two of the cottages would need to have main floors of 700 square feet or less and the other three cottages could have main floors of up to 800 square feet. For fractional numbers, 0.5 and above, round up; below 0.5 round down.
- (v) The total square foot area of a cottage dwelling unit may not be increased. A note shall be placed on the title to the property for the purpose of notifying future property owners that any increase in the total square footage of a cottage is prohibited for the life of the cottage or duration of City cottage regulations.

(3) Required Minimum Open Space.

- (a) Intent. The minimum open space requirements are intended to provide a sense of openness and visual relief in cottage housing developments. Common open space shall provide a centrally located, focal area for the cottage housing development. The common area shall be outside of wet stormwater ponds, wetlands, streams, lakes, and sensitive area buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active or passive recreation activities. Private open space shall provide private area around the individual dwellings to enable diversity in landscape design.
- (b) Requirements.
 - (i) Common open space shall:
 - (A) Be a minimum of 400 square feet per cottage.
 - (B) Abut at least 50 percent of the cottages in a cottage housing development.
 - (C) Have cottages abutting on at least two sides.
 - (ii) Cottages shall:
 - (A) Be oriented around and have the main entry from the common open space.
 - (B) Be within 60 feet walking distance of the common open space.

(iii) Private open space shall:

(A) Be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. It shall be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

(B) Additionally, cottages shall have a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

(4) Parking Location and Screening.

(a) Intent. To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.

(b) Requirements. Parking shall be:

(i) Located on the cottage housing development property.

(ii) Screened from public streets and adjacent residential uses by landscaping or architectural screening.

(iii) Located in clusters of not more than five adjoining spaces.

(iv) Prohibited in the front yard setback area. (See Footnote 5, Cottage Housing Developments Site Requirements Chart.)

(v) Prohibited within 40 feet of a public street, except: single-loaded parking is allowed in a maximum 50 foot wide area when set back a minimum of 15 feet from a public street. (See Figure 1)

(vi) Allowed between or adjacent to structures only when it is located toward the rear of the principal structure and is served by an alley or private driveway.

(vii) A pitched roof design is required for all parking structures. If a parking structure is attached to a cottage unit, review by the Design Review Board shall be required.

(viii) The Code Administrator may approve other methods provided the intent of this section is met.

(5) Accessory Dwelling Units. RCDG 20C.30.35 provides for accessory dwelling units (ADUs) in residential areas. For the purposes of this section, additional requirements for ADUs are as follows:

(a) The number of accessory dwelling units (ADUs), either attached or detached, that are permitted in a cottage housing development shall be based on the underlying density calculation for standard sized dwellings that would be attributed to that site. For example, if the density calculation for a site indicates that three standard size homes would be allowed, then three ADUs plus the number of cottages allowed would be the total number of dwelling units permitted on the site. (For fractional values of 0.5 and above, round up; below 0.5, round down.)

(b) The size of an accessory dwelling unit shall be subordinate to that of the primary, or cottage dwelling. For any ADU, the total square footage of the ADU shall not exceed the lesser of (i) 500 square feet or (ii) 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined. ADUs attached to a cottage shall count in the 1,000 square feet maximum floor area. ADUs in a detached structure do not count in the 1,000 square foot maximum floor area.

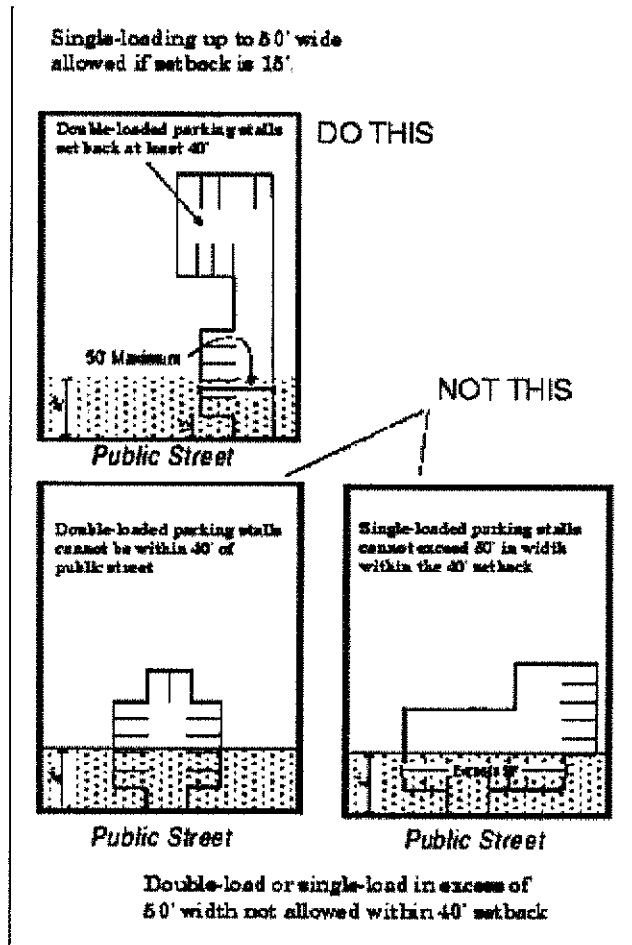


Figure 1. Cottage Housing Parking Requirements

- (c) Accessory dwelling units (ADUs) are allowed in cottage housing developments only when proposed at the time of initial cottage development application.
- (d) Review by the Design Review Board may be required.
- (e) Accessory dwelling units are not allowed with cottages in the Willows/Rose Hill Neighborhood.
- (6) Community Buildings. A cottage housing development may contain community building(s) that are clearly incidental in use or size and related to the dwelling units. Such community buildings shall be located on the same site as the cottage housing development and be commonly owned by the residents.
- (7) Existing Dwellings. An existing detached or attached single-family dwelling that is incorporated into a cottage housing development as a residence and is nonconforming with respect to the standards of this section shall be permitted to remain on a site used for a cottage housing development. However, the extent of the noncompliance may not be increased unless the proposed change is determined by the Code Administrator to be consistent in character, scale and design with the cottage housing development. If the existing dwelling meets the requirements of this section with regard to size and is able to conform to other site standards, it may be counted as a cottage in the density calculation for the site. If the existing dwelling does not meet the size limitation for a cottage, then it shall count as one standard size dwelling. (Ord. 2126)

20C.30.52-050 Neighborhood Meeting.

- (1) Intent. The purpose of having neighborhood meetings is to provide residents who live adjacent and nearby the proposed cottage housing development with opportunities, in addition to those provided in RCDG Title 20F, to obtain information about the proposal and provide comment on the overall project design and concept before an applicant expends significant time and resources in developing the specific site and development features of the proposal.
- (2) Requirements.
 - (a) The project applicant for a cottage housing development is required to hold a minimum of one neighborhood meeting. The meeting shall be held early in the permit review process.
 - (b) Notification of the meeting shall be mailed to property owners within 500 feet of the proposal and a sign will be posted on site, according to the requirements of RCDG 20F.30.35-020(2), Notice of Application Requirements of Type II Review.
 - (c) The City shall participate in neighborhood meetings. (Ord. 2126)

20C.30.52-060 Supplemental Neighborhood Requirements: Willows/Rose Hill.

- (1) Applicability.....

20C.70.25 Grass Lawn Neighborhood Regulations (NEW)

20C.70-25-010 Purpose

The Grass Lawn Neighborhood Plan as described in the Neighborhoods Element of the Comprehensive Plan, includes goals and policies to implement the neighborhood's vision. Regulations in this Chapter of the Redmond Community Development Guide are established to implement the goals and policies described in the Neighborhood Plan. These regulations are designed to accommodate growth in the Grass Lawn Neighborhood that is consistent with the City's Comprehensive Plan policies while promoting the desired characteristics for the neighborhood.

20C.70-25-020 Residential Development: General Provisions

- (1) Purpose. Residential regulations are established to implement the Grass Lawn Neighborhood vision and policies, which are designed to:
 - (a) Ensure that infill development blends with existing residential areas and that the character of the existing neighborhood is maintained as the area continues to grow.
 - (b) Promote variety in the size, type, and price of new dwelling units to enable households of different ages, sizes, and incomes to live in the neighborhood and promote diversity within the neighborhood.
 - (c) Encourage the construction of cottages and multi-plex (2-4 units) housing types to provide more opportunities for housing choices and provide open spaces within residential developments.
- (2) References. In addition to the requirements listed below, the following RCDG sections contain regulations specific to the Grass Lawn Neighborhood:
 - (a) Cottage Housing Developments: RCDG 20C.30.52
 - (b) Multi-plex Housing: RCDG 20C.30.70
 - (c) Affordable Housing: RCDG 20D.30.10

20C.70.25-030 Multiplex Housing.

- (1) Purpose. RCDG 20C.30.70 contains regulations on multiplex housing that apply Citywide until neighborhood plans set the policy on multiplex housing for the neighborhood. The following regulations take the place of RCDG 20C.30.70 for the Grass Lawn Neighborhood for Single-Family Urban zones. All multiplex dwelling units in these zones must meet certain criteria and conditions for location, density, and design to ensure compatibility with the neighborhood. This section contains those conditions.
- (2) Applicability.
 - (a) Duplexes, triplexes, and fourplexes are an allowed use on individual lots in locations designated Single-Family Urban in the Grass Lawn Neighborhood.
- (3) Density. The allowed number of dwelling units for duplexes, triplexes, and fourplexes shall not exceed the allowed number of detached single-family dwelling units, exclusive of any other bonuses.
- (4) Minimum Lot Size and Lot Division. The minimum lot size and lot division provisions of RCDG 20C.30.70-030(1) and (2) shall apply.
- (5) Design. Multiplex dwelling units and accessory structures shall have the following design features in addition to those required by 20C.70.25-040.
 - (a) Maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.
 - (b) Be consistent in height, bulk, scale and style with nearby single-family residential uses.
 - (c) Locate surface parking for multiplex dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area.
 - (d) Visually separate any parking areas that include more than three stalls from the street or common areas through site planning, landscaping, or natural screening.
- (6) Review and Decision Procedures.
 - (a) Review and decision for duplexes shall occur through the Type I process.
 - (b) Review and decision for triplexes and fourplexes shall occur through the Type II process, with the following modifications:
 - (i) In addition to the notification requirements and opportunities to provide public comment as provided in RCDG Title 20F for a Type II permit, applications for a triplexes or fourplexes shall also be required to conduct a neighborhood meeting.
 - A. The purpose of having a neighborhood meeting is to provide residents who live adjacent and nearby the proposed triplex or fourplex with opportunities to receive information about the project and to provide input regarding the consistency of the proposal with the regulations and on the overall project design before an applicant expends significant time and resources in developing the specific site and development features of the proposal.
 - B. The project applicant for triplexes or fourplexes is required to hold a minimum of one neighborhood meeting. The meeting shall be held early in the permit review process.

- C. Notification of the meeting shall be mailed to property owners within 500 feet of the proposal and a sign will be posted on site, according to the requirements of RCDG 20F.30.35-020(2), Notice of Application Requirements of Type II Review.
- D. The City shall participate in neighborhood meetings.

20C.70.25-040 Residential Architectural and Site Design: General Provisions.

(1) Purpose. The purpose of this section is to establish residential design standards for building, site, and landscape design in the Grass Lawn Neighborhood and to guide preparation and review of all applicable development applications. These design standards are intended to assist development applicants in adhering to the desired form of community design in the neighborhood as expressed by goals, policies, and regulations of the Redmond Community Development Guide, which includes the Comprehensive Plan. The purpose of the design guidelines is to:

- (a) Provide variety and visual interest in new residential development in a manner that is compatible with the neighborhood character.
- (b) Create engaging and active streetscapes through design and vegetation that brings living space toward the street.
- (c) Ensure that dwelling units are of a scale and mass that is proportional to their lot size and location.
- (d) Provide for the use of landscaping to help provide a transition between new and existing development, to enhance building and site appearance, and to maintain and enhance the environmental quality of the neighborhood.
- (e) Encourage public safety for citizens of the neighborhood through building and site design.
- (f) Design homes that feature living space as the dominant feature of the street elevation.
- (g) Assist applicants and decision-makers reviewing development applications.
- (h) Comply with RCDG 20D.40.10-010. Design Standards – Purpose and Intent.

(2) Applicability.

- (a) The neighborhood residential design standards apply to applications for new attached and detached single-family development, and expansions to single-family attached and detached dwellings in the Grass Lawn Neighborhood. (See Grass Lawn Neighborhood Map at the end of this section)
- (b) All applications for residential development after the effective date of the 2004 Grass Lawn Neighborhood Plan update which result in a building permit for construction of a new single-family detached or attached dwelling unit or expansion to a single-family detached or attached dwelling unit, unless otherwise exempted by this chapter, shall comply with the intent statements and design criteria as provided in this section and RCDG 20D.40.10-020 (2)(d), (e) and (f). Compliance with the Design Standards. Dwellings built prior to adoption of these regulations are not considered nonconforming dwellings.

(3) Administration.

- (a) Review Process. Building permit applications requiring design review approval shall be processed in accordance with RCDG Title 20F, Administration and Procedures.
- (b) Administrative Approval. The Code Administrator shall decide compliance with the design standards. The Design Review Board may become involved in advising the Code Administrator in deciding compliance with the design standards. In no instance shall the Design Review Board act as an appellant body.

(c) Approval Timing. Compliance with the design standards shall be decided prior to issuance of applicable building permits. (Ord. 2126; Ord. 1901)

20C.70.25-050 Residential Architectural and Site Design Standards

(1) Purpose.

(a) To establish criteria for design review of new or expanded single-family attached and detached dwelling units in the Grass Lawn Neighborhood per RCDG. 20C.70.25-040

(2) Variety and Visual Interest in Building and Site Design.

(a) Intent.

(i) Character Compatibility. Establish building and site design that promotes variety and visual interest that is compatible with the character of the surrounding neighborhood.

(ii) Variety in Building and Site Design. Prevent the repetitive use of the same combination of building styles, features and site design elements within residential developments and between adjacent dwellings.

(b) Design Criteria.

(i) Variety and Visual Interest. Provide variety and visual interest by using various combinations of building elements, features, and treatments and variation in site design elements in a manner that is compatible with the character of the surrounding neighborhood. Examples of building elements, features and treatments and site design elements that provide variety and visual interest when used in various combinations include, but are not limited to, the following (see Figure 1):

(A) Porches and patios.

(B) Varying roof shapes or gables between adjacent structures.

(C) Windows with visible trim and mullions.

(D) Roof brackets.

(E) Dormers.

(F) Fascia boards.

(G) Bay windows.

(H) Entry enhancement such as a well detailed door (multi-panel or glass insert), window adjacent to front door, or roof extension.

(I) Trellis.

(J) Modulation.

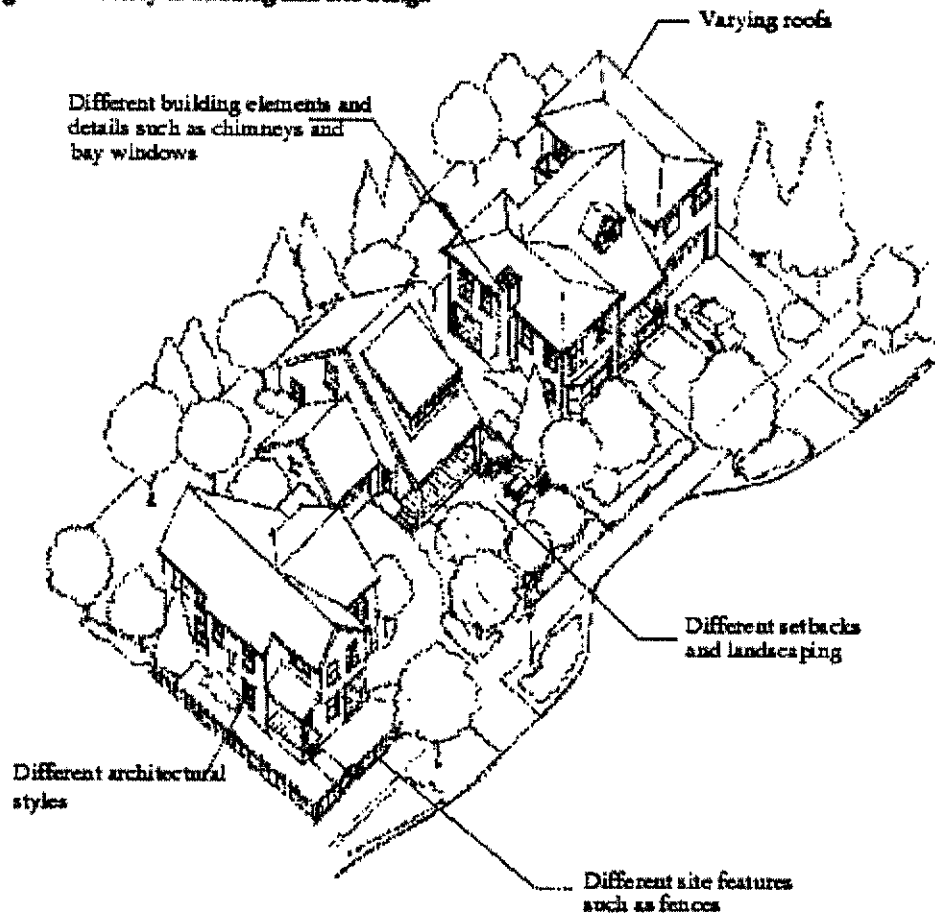
(K) Chimney (shown on the exterior of the house).

(L) Variation in roof or building colors and materials, such as brick, stone or other masonry as accents.

(M) Variation in housing type and size.

(N) Other building elements, treatments, features, or site designs approved by the Code Administrator that provide variety and visual interest.

Figure 1: Variety in building and site design



- (ii) Variety in Building Design. The same combination of building elements, features and treatments shall not be repeated for more than 20 percent of the total dwelling units in a residential development. Dwellings with the same combination of features and treatments shall not be located adjacent to each other. For example, each dwelling in a five-lot subdivision could include a porch provided building elements such as the details of the porch, roof shape or color, building color or materials, or building accents were varied to achieve visual interest. Short subdivisions of less than five lots shall not repeat the same combination. (See Figure 1)
- (iii) Variety in Site Design. Variation in site design shall be achieved through the use of various site planning methods and techniques. Also use various site planning methods and techniques to provide variation in dwellings located on a site perimeter when visible from public streets or park areas. Examples of techniques to provide variety in site design include, but are not limited to:
- (A) Variation in lot sizes or orientation.
 - (B) Variation in setbacks.
 - (C) Variation in dwelling unit size or type among adjacent or nearby structures along a street.
 - (D) Variation in type of driveway (shared driveway or not shared).
 - (E) Alleys. (See Figure 2)

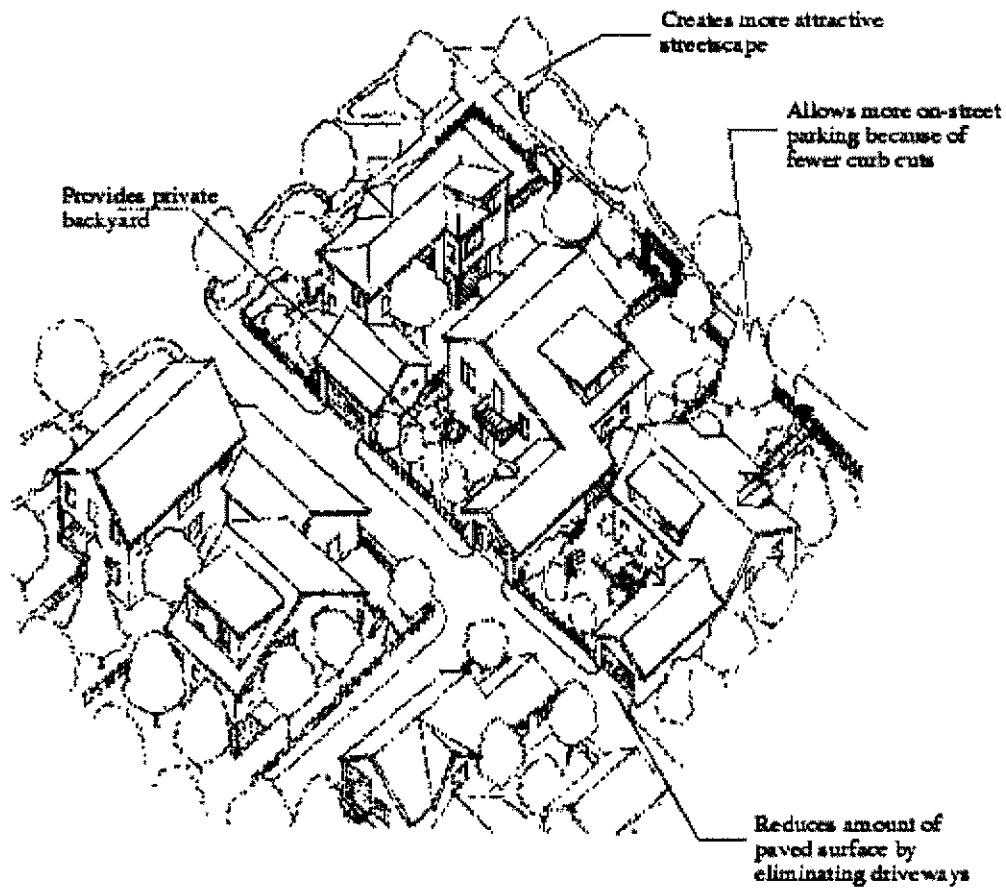
(F) Other site design features approved by the Code Administrator that provide variety and visual interest.

(iv) Exemptions. The following are exempt from RCDG 20C.70.25-050(2)

(A) Expansions to single-family homes that involve an addition of 50 percent or less of the existing gross floor area are exempt from RCDG 2C.70.25-050(2)(b)(i), Variety and Visual Interest.

(B) Expansions to single-family homes are exempt from RCDG 20C.70.50-050(2) (b)(ii), Variety in Building Design and RCDG 2C.70.25-050(2)(b)(iii), Variety in Site Design.

Figure 2: Benefits of alley access



(3) Building Orientation.

(a) Intent. Provide active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents. Require dwelling, site, and streetscape design to incorporate features that bring the primary living area of the dwelling toward the street. (See Figure 3)

(b) Design Criteria.

(i) For structures located on properties facing an arterial, main living areas may be located toward the rear of the property for noise attenuation, as approved by the Code Administrator.

(ii) Garage Placement.

(A) Except for properties located on arterials, garages shall not be the dominant feature as viewed from the street.

(B) Garages facing the front street shall be set back a minimum of five feet from the street elevation of the dwelling, or otherwise designed and placed in a manner that meets the intent of this section, such as recessing under a second story or a projecting roofline, or other treatment(s). The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e., window or door). Garages that face another direction, i.e., side- and alley-loaded garages are exempt from the five-foot setback requirement.

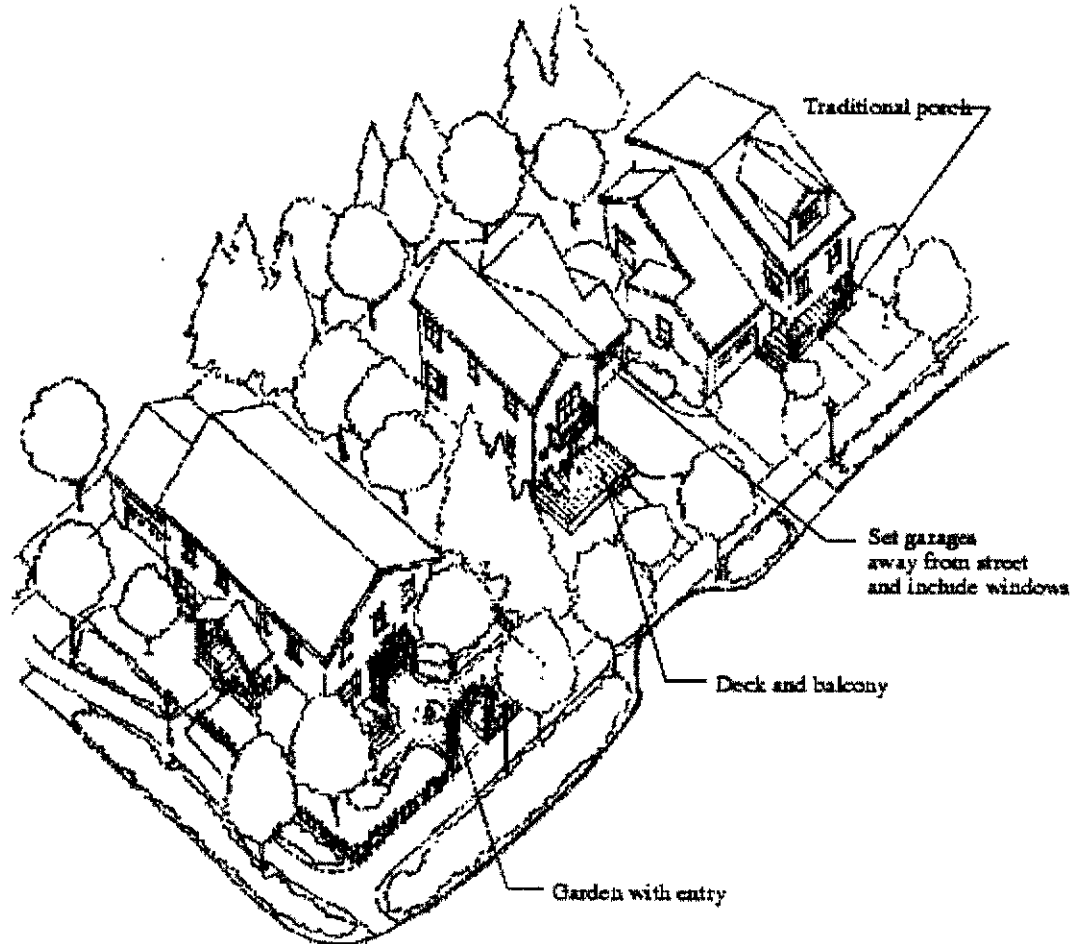
(iii) Garage Doors. In order meet the intent of this section, garage doors facing the front street shall incorporate design features such as, but not limited to, windows, multiple garage doors (for example, one door per parking stall) or other architectural treatments that reduce the apparent mass of the garage door surface(s).

(iv) Transition Area. Provide a minimum 80-square-foot area in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section.

(v) Alleys. There is a four-foot yard setback for garages that are accessible from an alley. For the purpose of providing visual appeal and interest, when an alley is adjacent to a rear yard, yard landscaping shall extend to the edge of the alley or a landscape strip between the alley and the fence shall be provided.

(vi) Other Methods. The Code Administrator may approve other methods that meet the intent of this section.

Figure 3: Building Orientation. Three options for providing living space oriented toward the street



(vii) Exemptions. Expansions to single-family dwelling units are exempt from this section except for the following:

(A) When an expansion is greater than 50 percent of the existing gross floor area of the dwelling unit and the expansion does not include a garage, subsection (3)(b)(iii) of this section, Transition Area, applies.

(B) When an expansion is greater than 50 percent of the existing gross floor area of the dwelling unit and includes a garage, subsection (3) of this section, Building Orientation, applies.

(C) When the expansion consists of a garage only, or a garage with an expansion that is less than 50 percent of the existing gross floor area, subsection (3)(b)(i) of this section, Garage Placement, and subsection (3)(b)(ii) of this section, Garage Doors, apply.

(4) Building Character, Proportionality and Massing.

(a) Intent.

(i) Lot/Structure Proportionality. Lot coverage requirements help to maintain a consistent and compatible land use pattern. The primary land use pattern in the Grass Lawn Neighborhood is dwellings that appear proportional to their lot size. New or expanded dwellings that do not appear oversized for their lot are proportional to their lot size and are compatible with the neighborhood. (See Figure 4.)

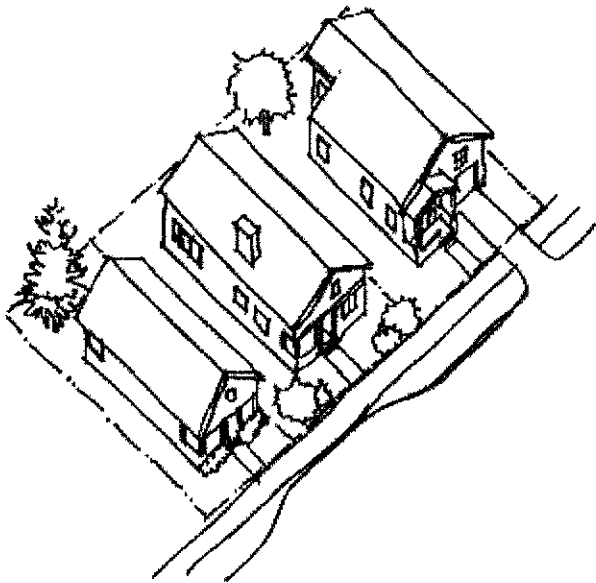
(ii) Building Character and Massing. Reduce the apparent size of large residential infill buildings and expansions to existing single family homes that add 25 percent or more of the gross floor area to minimize significant impacts on adjacent residents (such as the loss of light and privacy), and give them more visual interest through the use of design techniques. The application of design techniques shall promote compatibility with the surrounding neighborhood while maintaining variety and visual interest in building design and avoiding designs that present a bulky and massive appearance.

(b) Design Criteria.

(i) Maximum Lot Coverage for Structures. The maximum lot coverage for structures shall be as described in Section 20C.30.25-140 Site Requirements Chart and Flexibility.

(ii) Lot Coverage for Cottages. Lot coverage for cottages is provided in RCDG 20C.30.52, Cottage Housing Developments.

Figure 4: Single-family dwellings that are proportional to their lot size



(iii) Modulation and Articulation. Use modulation and articulation in a clear rhythm to reduce the perceived size of large infill residential buildings and expansions to existing single-family dwellings that add 25 percent or more of the gross floor area. The use of these techniques shall be varied between adjacent buildings. (See Figure 5)

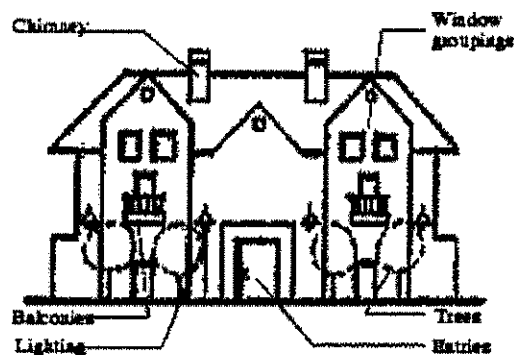
(A) Articulation is the giving of emphasis to architectural elements (like windows, balconies, entries, etc.), that create a complimentary pattern or rhythm, dividing the large buildings into smaller identifiable pieces.

(B) Modulation is a measured and proportioned inflection in a building's face. Together articulation, modulation and their interval create a sense of scale important to residential buildings.

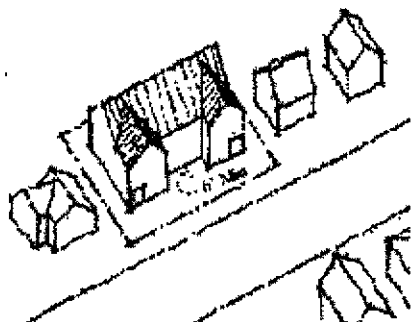
(iv) Consideration of Site Conditions. Buildings should step down or terrace down a hillside for the purpose of fitting into the topography. (See Figure 6)

(v) Building Separation. Minimum building separation shall be as described in Section 20.C.30.25-140 Site Requirements Chart and Flexibility. Minimum building separation for cottages is provided in RCDG 20C.30.52, Cottage Housing Developments.

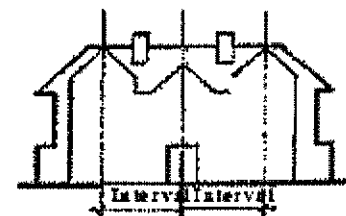
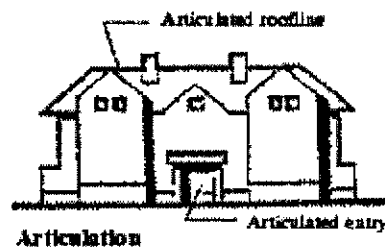
Figure 5:



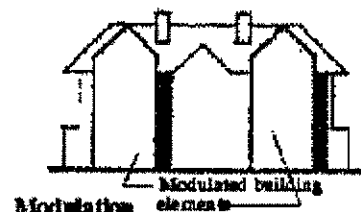
Building details which can reinforce the articulation interval



Modulation of principal building facade adds interest to a long building



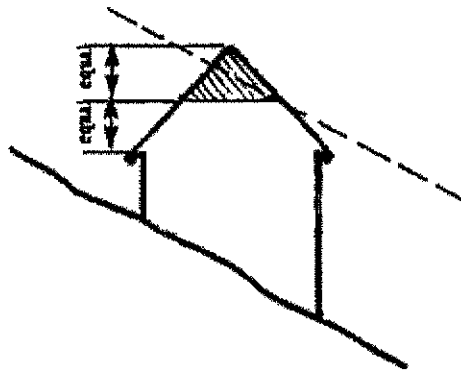
Interval



Modulation elements

Figure 6 Consideration of site conditions

Buildings step down or terrace down a hill side thus fitting into the topography



- (vi) The Code Administrator may approve other methods that achieve the intent of design criteria (4)(b)(i) Maximum Lot Coverage for Structures, (iii) Modulation and Articulation, and (iv) Consideration of Site Conditions.

20D.30.10 Affordable Housing.

20D.30.10-010 Purpose.

The purpose of this section is to:

- (1) Implement through regulations the responsibility of the City under State law to provide for housing opportunities for all economic segments of the community.
- (2) Help address the shortage of housing in the City for persons of low- and moderate-income, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.
- (3) Help assure an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.
- (4) Preserve land for affordable housing as the City continues to grow.
- (5) Promote development of housing that would not otherwise be built in the City. (Ord. 2126; Ord. 1756. Formerly 20C.20.016)

20D.30.10-020 General.

This section applies to: (1) all new senior housing developments and congregate care senior dwelling units, not including nursing homes; (2) all new dwelling units within the City Center Neighborhood, and (3) all new single-family attached and detached dwelling units within the Willows/Rose Hill Neighborhood and within the Grass Lawn Neighborhood. In areas where density limitation is expressed as a floor area ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

- (1) **Affordable Housing.** At least 10 percent of the units in new housing developments of 10 units or greater must be affordable units. At least one bonus market rate unit is permitted for each affordable unit provided, up to 15 percent above the maximum allowed density permitted on the site. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or, 20 units x 15 percent = 23 units. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RCDG 20D.30.15, Affordable Senior Housing Bonus.
- (2) **Affordable Housing – Low Cost Units.** Each low cost affordable unit provided counts as two affordable units for the purpose of satisfying the affordable unit requirement under subsection (1). For purposes of computing bonus market rate units under subsection (1) of this section, two bonus market rate units are permitted for each low cost affordable unit provided, up to 20 percent above the maximum density permitted on the site.
- (3) **Affordable Housing Calculation.** The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. The project proponent may propose to provide alternative payments for fractional portions of units, as provided for in RCDG 20D.30.10-020(2)(b).
- (4) **Housing Construction Timing.** Affordable home construction shall be concurrent with construction of market rate dwelling units unless the requirements of this section are met through RCDG 20D.30.10, Alternative Compliance Methods.
- (5) **Duration.** An agreement in a form approved by the City must be recorded with the King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Community Development Guide in effect at the time of the issuance of the development permit(s).
- (6) **City Center Neighborhood.** The definitions of and requirements for affordable housing for projects in the City Center neighborhood shall be as provided in the following table. This subsection shall apply to those projects which meet the affordability requirements on-site or off-site, but within the boundaries of the City Center neighborhood, but shall not apply to those projects which elect to use an alternate payment method as authorized in subsection (2)(b) of this section.

The affordable housing requirements for projects vested on or after the effective date of the ordinance codified in this section must be targeted for households whose incomes do not exceed the following:

Number of Total Units	Median Income Level
First 250 units	Inclusionary requirements optional
Second 250 units	90 percent of median income
All subsequent units	80 percent of median income

Number of Total Units shall mean the total number of housing units (affordable and otherwise) permitted to be constructed within the City Center neighborhood and to which this subsection shall apply. In establishing an affordable rent or sales price, Median Income Level shall be adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle MSA, and shall assure that no more than 30 percent of household income is used for housing expenses.

(7) Supplemental Requirements: Willows/Rose Hill Neighborhood.

- (a) Calculation of Affordable Housing Requirement. The required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (i) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (ii) net buildable area multiplied by the site's allowed or "zoned" density.
- (b) Development of a Size-Limited Dwelling as Defined by RCDG 20A.20.190. A duplex unit, or cottage as defined by RCDG 20A.20.030 may be used to meet affordability requirements as prescribed in RCDG 20D.30.10-020.
- (c) Demonstration Project. As provided for in N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable as defined by RCDG 20A.20.010. Other bonuses allowed by the RCDG may be used in addition to this bonus.
- (d) Design Standards. Affordable dwelling units shall meet neighborhood design standards contained in RCDG 20C.70.50-040 and 20C.70.50-050 and be compatible with the exterior appearance of nearby market-rate dwellings.
- (e) Alternative Compliance Methods. In addition to meeting the provisions in RCDG 20D.30.10-030, a project proponent who proposes off-site location of affordable housing units shall locate the dwellings within the Willows/Rose Hill Neighborhood unless there is no feasible site. If no site in the neighborhood is feasible, the preferred alternative compliance method is construction of affordable housing elsewhere in the City (method 2b). (Ord. 2126; Ord. 2115; Ord. 1756. Formerly 20C.20.016)

20D.30.10-030 Alternative Compliance Methods.

- (1) General. The Technical Committee may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, if they meet the intent of this affordable housing section.
- (2) Alternatives. The project proponent may propose one or more of the following alternatives, and must demonstrate that any alternative compliance method achieves a result equal to or better than providing affordable housing on-site. Housing units provided through the alternative compliance method must be based on providing the same type of units as the units in the project which gives rise to the requirement.
 - (a) Affordable housing units may be provided off-site provided the location chosen does not lead to undue concentration of affordable housing in any particular area of the City and the site is within close proximity to employment opportunities and transit services.
 - (b) Cash payments in-lieu of providing actual housing units may be provided. The formula for alternative payments will be established by an administrative order. The payment obligation will be established at the time of issuance of building permits or preliminary plat approval for the project.
 - (c) The Technical Committee will consider other options for satisfying the affordable housing requirements, as proposed by the project proponent. (Ord. 2126; Ord. 1756. Formerly 20C.20.016)